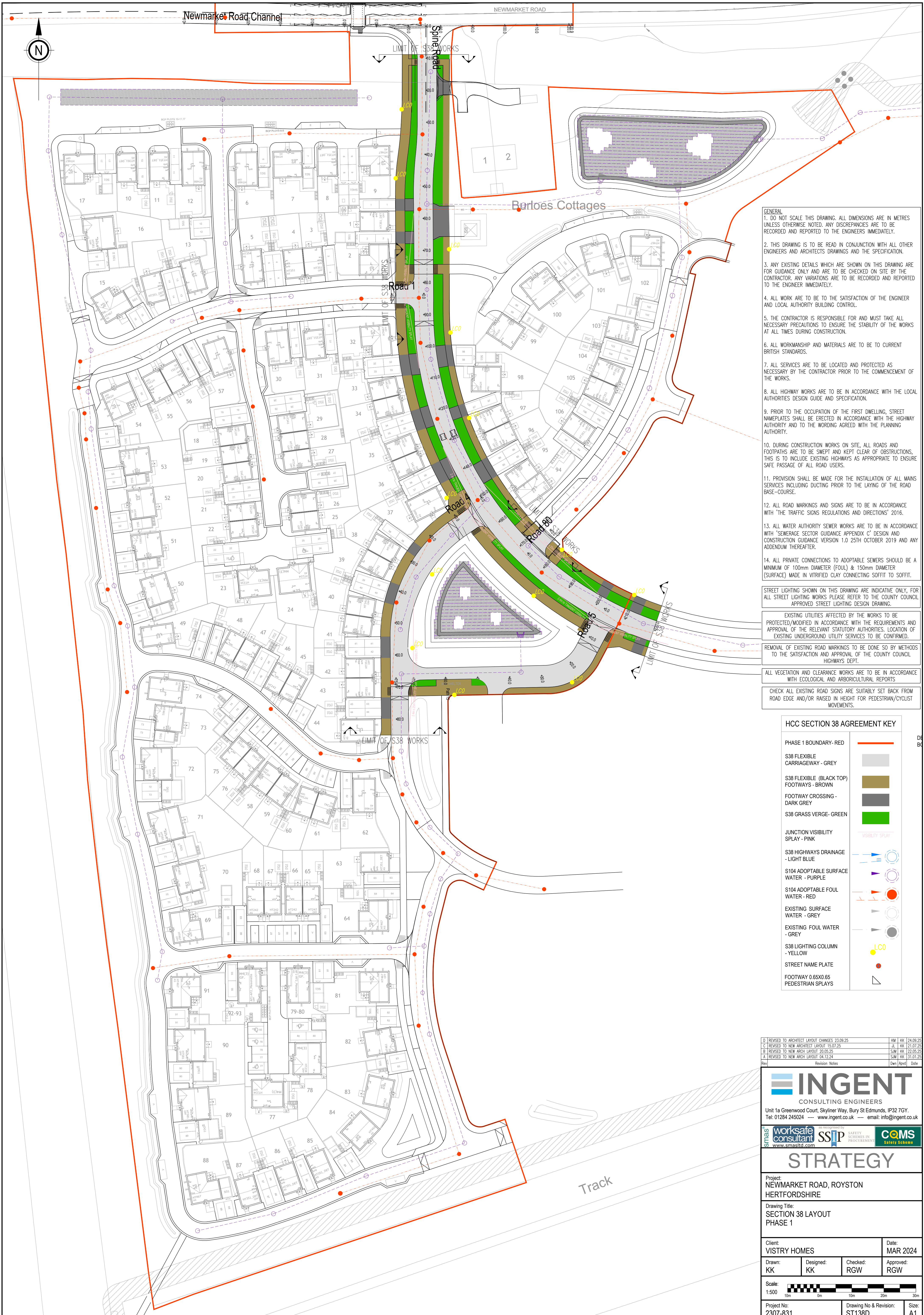




- GENERAL
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 4. ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.
 10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
 11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
 12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.
 13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
 14. ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.

STREET LIGHTING SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, FOR ALL STREET LIGHTING WORKS PLEASE REFER TO THE COUNTY COUNCIL APPROVED STREET LIGHTING DESIGN DRAWINGS.

EXISTING UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/MODIFIED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE CONFIRMED.

REMOVAL OF EXISTING ROAD MARKINGS TO BE DONE SO BY METHODS TO THE SATISFACTION AND APPROVAL OF THE COUNTY COUNCIL HIGHWAYS DEPT.

ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND ARBORICULTURAL REPORTS

CHECK ALL EXISTING ROAD SIGNS ARE SUITABLY SET BACK FROM ROAD EDGE AND/OR RAISED IN HEIGHT FOR PEDESTRIAN/CYCLIST MOVEMENTS.

HCC SECTION 38 AGREEMENT KEY

PHASE 1 BOUNDARY- RED	
S38 FLEXIBLE CARRIAGEWAY - GREY	
S38 FLEXIBLE (BLACK TOP) FOOTWAYS - BROWN	
FOOTWAY CROSSING - DARK GREY	
S38 GRASS VERGE - GREEN	
JUNCTION VISIBILITY SPLAY - PINK	
S38 HIGHWAYS DRAINAGE - LIGHT BLUE	
S104 ADOPTABLE SURFACE WATER - PURPLE	
S104 ADOPTABLE FOUL WATER - RED	
EXISTING SURFACE WATER - GREY	
EXISTING FOUL WATER - GREY	
S38 LIGHTING COLUMN - YELLOW	
STREET NAME PLATE	
FOOTWAY 0.65X0.65 PEDESTRIAN SPLAYS	

D	REVISED TO ARCHITECT LAYOUT CHANGES 23.09.25	KM	KK	24.09.25
C	REVISED TO NEW ARCHITECT LAYOUT 15.07.25	A	KK	21.07.25
B	REVISED TO NEW ARCH LAYOUT 20.06.25	SJM	KK	22.05.25
A	REVISED TO NEW ARCH LAYOUT 04.12.24	SJM	KK	31.01.25
Rev	Revision Notes	Des	Appd	Date

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STRATEGY			
Project: NEWMARKET ROAD, ROYSTON HERTFORDSHIRE			
Drawing Title: SECTION 38 LAYOUT PHASE 1			
Client: VISTRY HOMES		Date: MAR 2024	
Drawn: KK	Designed: KK	Checked: RGW	Approved: RGW
Scale: 1:500 			
Project No: 2307-831		Drawing No & Revision: ST138D	
Size: A1			